

Existing Code
TABLE 19.20.030
Permitted, Conditionally Permitted and Prohibited Uses in Commercial Zones

In the table, the letters and symbols are defined as follows:

P = Permitted use

UP = Use permit required

MPP = Miscellaneous plan permit

N = Not permitted, prohibited

COMMERCIAL ZONES	C-1	C-2	C-3	C-4
1. Retail Commercial				
A. Bakeries	P ¹	P ¹	P ¹	P ¹
B. Drive-through businesses, except restaurants	UP	UP	UP	UP
C. Retail sales businesses	P ¹	P ^{1*}	P ¹	P ¹
D. Outside display of merchandise or products	MPP	MPP	MPP	MPP
2. Service Commercial				
A. Bulk sale of building and construction materials, feed, fertilizers, soil conditioners and fuel (except motor vehicle fuel) or sale of livestock and poultry	N	N	N	N
B. Commercial storage	N	N	N	UP
C. Crafts shops such as cabinetmakers, upholsterers, taxidermists, etc.	N	N	N	UP
D. Custom fabricators	N	N	N	UP
E. Donation centers for used goods²	N	UP	UP	UP
F. Printers, copiers, and engravers using chemical processes	N	N	N	UP
G. Repair shops for household appliances and apparel	P ¹	UP	P ¹	P ¹
H. Retail service uses such as copiers, locksmiths, and engravers not using chemical processes	P ¹	P ¹	P ¹	P ¹
I. Self storage "mini warehousing"	N	UP	UP	UP
J. Trailer, automobile, boat, motorcycle and truck services and repairs	N	UP	UP	UP
K. Trailer, automobile, boat, motorcycle and truck sales.	N	UP	UP	UP
3. Personal Service				
A. Child care centers with	MPP	UP	UP	UP

occupancy of 30 or fewer persons				
B. Child care centers with occupancy of 31 or more persons	UP	UP	UP	UP
C. Commercial schools (i.e., business, professional and dance)	UP	UP	P	UP
D. Laundry, cleaning business, self-operated laundries, and dry cleaners	UP	UP	UP	UP
E. Personal service businesses	P ¹	P ¹	P ¹	UP
4. Eating/Drinking Establishments				
A. Drive-through restaurants	UP	UP	N	N
B. Nightclubs and cocktail lounges, where alcoholic beverages are sold and consumed	UP	UP	P	UP
C. Restaurants and fast food restaurants not serving alcoholic beverages	P	UP	UP	UP
D. Restaurant and fast food restaurants which serve alcoholic beverages	UP	UP	UP	UP
E. Take-out restaurants	P	UP	P	UP
5. Automotive				
A. Automobile service stations (Retail sales of alcoholic beverages and groceries not permitted)	UP	UP	UP	UP
B. Car wash facilities	N	UP	UP	UP
C. Vehicle repair	N	UP	UP	UP
D. New or used vehicle sales	N	UP	UP	N
6. Entertainment/Recreation				
A. Amusement and recreation enterprises	UP	UP	P	N
B. Cardrooms	N	N	N	N
C. Entertainment establishments	UP	UP	UP	N
D. Lodge halls, fraternal and social associations	UP	UP	P	UP
7. Office				
A. Office: Administrative, professional and medical offices (except ground floor)	P	UP	P	UP
B. Office: ground floor administrative, professional and medical (ground floor dependent; not to exceed 100	P	MPP	P	MPP

square feet per shopping center)				
C. Office: ground floor administrative, professional and medical (not ground floor dependent or in excess of 1000 square feet per shopping center)	MPP	MPP	MPP	MPP
D. Financial institutions	MPP	UP	MPP	UP
8. Public Facilities				
A. Bus terminals and other public transportation facilities	UP	UP	UP	UP
B. Public utility buildings and service facilities	UP	UP	UP	UP
9. Residential/Boarding/Lodging				
A. Hotel or motel	N	UP	UP	N
B. Residential uses	UP	UP	UP	UP
C. Single room occupancy living facilities	N	UP	UP	UP
D. Single room occupancy residential hotels	N	UP	UP	UP
10. Other				
A. Any use which is obnoxious, offensive or creates a nuisance	N	N	N	N
B. Adult business establishments	N	N	N	N
C. Assembly, compounding, manufacture or processing of merchandise or products are customarily incidental or essential to permitted retail commercial and service uses	N	N	N	UP
D. Massage establishments³	P	P	P	P
E. Recycling centers	UP	UP	UP	UP
F. Sale or rental of motor vehicles of all kinds (except utility trailer rentals as an accessory use for an established business)	N	UP	N	UP
G. Sale or rental of heavy equipment or machinery	N	N	N	UP
H. Storage or parking of commercial, industrial or public utility vehicles	N ⁴	N ⁴	N ⁴	N ⁴
I. Wholesale storage or warehousing of merchandise or products within a building or premises	N	N	N	UP
J. Storage or parking of commercial, industrial or public utility vehicles	N ⁴	N ⁴	N ⁴	N ⁴

- 1 Uses which are greater than 10,000 square feet, propose significant changes to the exterior of an existing building, or include construction of a new building require a Conditional Use Permit approval.
- 2 Donation centers shall have a minimum separation of 1.5 miles.
- 3 Subject to provisions of Chapter 9.41.
- 4 Except that daytime and overnight parking of up to five commercial motor vehicles (of a type that are less than 10,000 pounds in gross vehicle weight with not more than two axles) that are owned or operated by the person(s), company or business which conducts the primary use is permitted, provided the vehicles are used for purposes of delivery, pick up or service to patrons of the primary use only, do not utilize on-site required parking and are not utilized for purposes of advertising.

TABLE 19.22.030
Permitted, Conditional Permitted and Prohibited Uses in Industrial Zones

In the table, the letters and symbols are defined as follows:

- P** = Permitted use
MPP = Miscellaneous plan permit required
UP = Use permit required
N = Not permitted, prohibited
FAR = Floor area ratio restrictions
> = Greater than
N/A = FAR does not apply

Use Regulations by Zoning District USE	M-S Districts	M-S Districts FAR ³	M-3 Districts	M-3 Districts FAR ³
1. Manufacturing				
A. Packing or rendering plants, or slaughterhouses for the processing of animals and animal by-products	N	N/A	N	N/A
B. Foundries for the casting of aluminum	UP	N/A	UP	N/A
C. Foundries, processing plants, fabrication facilities or mills for metals other than aluminum	N	N/A	UP	N/A
D. Manufacture, compounding or processing of commercial explosives not related to research and development	N	N/A	N	N/A
E. Manufacture, processing or bulk storage of feed, fertilizer, grain or soil conditioners	N	N/A	UP	N/A
F. Manufacture of agricultural, construction, industrial, or mining heavy equipment	N	N/A	UP	N/A
G. Manufacture, milling, mixing, processing, or bulk storage of asphalt, brick, cement, gravel, lumber, rock, sand, and similar construction materials	N	N/A	UP	N/A

H. Manufacture, processing, refining or bulk storage for off-premises delivery of coal, coke, compressed gases, liquefied petroleum gases or other fuels, except gasoline or motor oil	N	N/A	UP	N/A
I. Manufacture, processing, repair, compounding, packaging, assembly, or treatment plants or facilities for equipment, materials or products	P UP	To 35% >35%	P UP	To 35% > 35%
J. Manufacture, processing, repair, compounding, packaging, assembly, or treatment plants and facilities for explosives related equipment, materials or products	N	N/A	N	N/A
2. Office, Research and Development				
A. Administrative, professional, medical and research and development offices	P UP	To 35% > 35%	P UP	To 35% > 35%
B. Financial institutions, banks, and savings and loan associations without drive-through facilities	UP UP	To 35% > 35%	UP UP	To 35% > 35%
C. Explosive or propellant research and development related manufacturing, processing, assembly and storage	UP	N/A	UP	N/A
3. Commercial				
A. Automobile service stations and vehicle repair facilities	UP	N/A	UP	N/A
B. Auto wrecking, junk, salvage, scrap metal or waste material storage yards	N	N/A	N	N/A
C. Businesses selling merchandise or products at retail or providing services (such as real estate)	MPP UP	To 35% >35%	MPP UP	To 35% >35%
D. Commercial canning, processing, or reduction plants for fruits and vegetables	UP	N/A	UP	N/A
E. Commercial storage and warehouses	P UP	To 50% >50%	P UP	To 50% >50%
F. Childcare centers, small business sponsored (maximum 14 children)	MPP	N/A	MPP	N/A

G. Childcare centers, large business sponsored (maximum 30 children)	UP	N/A	UP	N/A
H. Drive-through businesses	UP	N/A	UP	N/A
I. Hotels and motels	UP	N/A	UP	N/A
J. Restaurants and fast food restaurants	UP	N/A	UP	N/A
K. Self storage (mini warehouse)	UP	N/A	UP	N/A
4. Recreational				
A. Amusement, athletic, cultural or recreational enterprises	MPP UP	To 35% > 35%	MPP UP	To 35% > 35%
B. Automobile, go-cart, motorcycle and quarter midget racetrack and other vehicle endurance or racetracks	N	N/A	N	N/A
C. Cardrooms	N	N/A	N	N/A
5. Residential				
A. Residential uses, alone or combined with other uses compatible with the district	UP	N/A	UP	N/A
B. Single room occupancy living unit facilities	UP	N/A	UP	N/A
C. Single room occupancy residential hotels	UP	N/A	UP	N/A
D. Convalescent homes, home for the aged, hospitals, sanitariums and similar institutions	N	N/A	N	N/A
6. Other				
A. Adult business establishment	P ¹	N/A	P ¹	N/A
B. Agricultural dwellings, buildings and uses	UP	N/A	UP	N/A
C. Bulk storage for off-premises delivery of compressed gases and liquefied petroleum gases	UP	N/A	UP	N/A
D. Bus terminals and other public transportation facilities	UP	N/A	UP	N/A
E. Educational uses	UP	N/A	UP	N/A
F. Emergency shelter containers meeting criteria described in this chapter (ARKs)	P	N/A	P	N/A
G. Emergency shelter containers other than ARKs	UP	N/A	UP	N/A
H. Hazardous materials	P	N/A	P	N/A

storage as defined in Titles 20 (above ground) and 21 (underground)				
I. Hazardous materials storage facilities which meet the criteria outlined in Section 19.22.060	MPP	To 40%	MPP	To 40%
J. Hazardous materials storage facilities which do not meet all the criteria outlined in Section 19.22.060	UP	To 35%	UP	To 35%
K. Hazardous wastes management facilities which meet the criteria outlined in Section 19.22.070	UP	N/A	UP	N/A
L. Incidental and accessory storage, mechanical equipment which meet criteria in Chapter 19.82 (5 percent net coverage and screened)	MPP	N/A	MPP	N/A
M. Massage establishment	P ²	N/A	P ²	N/A
N. Public utility buildings and services, electric transportation and distribution substations and public utility service centers	UP UP	To 35% >35%	UP UP	To 35% >35%
O. Recycling centers	UP	N/A	UP	N/A
P. Any use which is obnoxious, offensive or creates a nuisance to persons in adjacent buildings or premises through emission of dust, fumes, glare, heat, liquids, noise, odor, smoke, steam, vibrations, or similar disturbances	N	N/A	N	N/A

1Subject to provisions of Chapter 19.60.

2Subject to provisions of Chapter 9.41.

35% FAR bonus for green buildings may apply. See Section 19.32.075.